



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 43
Comm #: 53901-9998-16
BRRTS #: 03-11-000491
Site Name: Columbia County Recycling Center
Site Address: N6816 US Hwy 51, Portage, WI 53901
Site Manager: Denise Nettesheim
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3209
e-mail: <mailto:denise.nettesheim@wisconsin.gov>
Bid Manager: David Swimm
Address: 201 W Washington Ave
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 264-8766
e-mail: <mailto:david.swimm@wisconsin.gov>

Bid-Start Date:	May 15, 2006
Questions must be received by (See Section 2 (C)):	May 29, 2006, 4:00 PM
Responses will be posted by (See Section 2 (C)):	June 16, 2006
Bid-End Date and Time:	June 30, 2006, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Madison, 1 E Main, Madison, WI 53703

Phone: (608) 663-1041

Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

A) Bid Manager Comments

1) General Comments:

The site is a former petroleum bulk plant (ASTs) and retail gasoline station (USTs). An engineered groundwater extraction system (GWE) had been operating at the site on an intermittent basis between March 1995 and March 2000. The GWE consists of approximately 300 feet of horizontal piping and a vertical recovery well. Due to the geochemistry of the local aquifer, namely high levels of dissolved iron, operation and maintenance of the GWE is no longer technically or financially feasible.

The site investigation identified an organic-rich clay sediment layer between 3 to 8 feet below ground surface (bgs) in the contaminated source areas. This layer has likely hindered contaminant mass removal efforts. The presence of the water table at approximately 1 to 4 ft. bgs has created an extensive smear zone across the entire southwestern portion of the site. Fine sand underlies the organic/clay layer.

Free product has been detected in wells MW-17R, P-25, P-26, P-27, and P-28. The most recent detection of product was in February 2005 in MW-17R, with a measurement of two inches.

Groundwater flow is likely influenced by the nearby Wisconsin River. Shallow groundwater flow has been measured in a radial pattern out from a groundwater high in monitoring well MW-17R. Deep groundwater flow is variable and flows to the southeast and northeast.

There is one potable well on site (PW-1), which is currently not functional due to a non-working pump. The construction of the well is unknown. Another potable well (PW-2) is located on the adjacent Levee Restaurant property to the southeast. PW-2 is cased to 133 ft. bgs and drilled to 155 ft. bgs in sandstone. There is a third potable well (PW-3) located on the property adjacent to the site toward the west, the 51 Auto Sales property.

On Wednesday, May 31st, 2006 from 10:00am to noon, the site will be accessible for potential bidders to view the surface obstructions, remediation shed and system components, on-site potable well, and presently stored waste. Bidders are strongly encouraged to attend the open site visit to become familiar with these issues as they regard the bid specification below. Questions from bidders during the open site visit shall be directed to Department staff, not any County representatives, if present. For the purposes of any possible future change orders, Commerce will assume the winning bidder had attended the open site visit (i.e., was familiar with the current site conditions).

2) Minimum Remedial Requirements:

Phase I: Create Revised and Expanded Base Map, Re-Survey Existing Monitoring Wells, and Direct Push Groundwater Profiling

Confirm all existing monitoring and potable well horizontal locations and re-survey vertical monitoring well elevations (datum to mean sea level). Monitoring wells no longer present and damaged wells (incapable of groundwater sampling) shall be annotated on the base map. The new base map will depict the location of the private potable well serving the “51 Auto Sales” property (PW-3). Also, determine

the well construction details of PW-3. In addition, accurately depict the property boundaries between the site and the adjacent Levee Restaurant property, and the adjacent "51 Auto Sales" property on the base map. The revised/expanded base map will be used in the future in all subsequent reports (e.g., groundwater flow maps, contaminant plume maps, etc.).

Determine the sampling status of the on-site potable well (PW-1). Indicate encumbrances (well covers, electrical lines, inoperative submersible pumps, tubing, etc.) that may prevent consultant sampling of this well and indicate the activities necessary to be able to collect groundwater samples. This is not meant to rehabilitate PW-1. Rather, it is presumed in the groundwater sampling portion of this bid, that the consultant shall have their own surface pump available, generator (if necessary), and all other sampling equipment necessary to purge and sample this well. The activities necessary to remove the encumbrances are not part of this bid, and are the responsibility of the Responsible Party to conduct (with no PECFA reimbursement).

The re-survey data shall be used by the consultant to recalculate historical groundwater elevation data for all historical measurements from 2000 forward.

Conduct groundwater sample profiling using direct push probe technology along the western, southern and eastern perimeter of the property. The purpose is to help guide the installation of additional piezometers. The sand unit below the clayey organic unit is the focus of this profiling. The vertical groundwater profiling will be conducted at nine locations (see map provided on Commerce web site). At each location advance three separate borings (as near as practical to each other) to collect discrete groundwater grab samples and analyze each sample for PVOs and naphthalene. Samples should be collected from 15, 25, and 35 feet below ground surface (bgs) intervals at each location. No soil sampling will be conducted.

30 days following receipt of the laboratory analytical for the direct push groundwater profiling, submit to DNR (and copy Commerce) a brief, but complete report of results, which will also include the revised base map, re-survey data, tabulated revised historical groundwater elevations, and potable well information described above. The consultant will not proceed with the balance of the work under this bid until all aspects of the Phase I work is completed including a brief, but complete report. As a consequence, the initial bid cap will be set only for the Phase 1 work. Upon completion, Commerce will issue a cap modification for the balance of the work awarded under this bid.

Phase II: Remedial Action - Excavation

Excavation activities must commence no later than 60 days after receipt of the Commerce bid cap modification correspondence (i.e., after completion and approval of the Phase I work). Contaminated soil shall be excavated and disposed off-site. The area of the excavation is shown on the map posted on the Commerce bidding web site. The excavation shall extend to four feet below ground surface (bgs), and shall be back-filled with imported clean material (silt and/or clay-rich soils) and any clean soils segregated during excavation activities. Two sieve tests shall be performed on the backfill material to confirm its similarity to the shallow native fine-grained on site soils. For the purposes of the bid, bidders shall assume 1,700 tons of soil will be excavated and disposed. The backfill

material must be thoroughly compacted. A contingency cost (\$/ton) shall be provided for commodity costs only, in the event additional soil must be removed during the excavation. The condition for additional removal would be soil seeping free product during the excavation. The contingency cost is for commodity costs only. If a change order is necessary for additional soil, Commerce will request copies of commodity invoices to confirm the contingency cost provided in this bid before modifying the bid cost cap.

In addition, a significant volume of concrete covers a portion of the excavation area, including a former structure wall (and footing), and an elevated truck loading ramp, all of which contain steel reinforcement rod. The concrete surface cover extends over approximately 3,500 ft², the former structure wall is approximately 50 feet in length, and the elevated truck ramp is approximately 450 ft² and is has elevated walls on three sides. For the purposes of the bid, bidders shall assume off-site disposal of the concrete. Bidders have the May 31, 2006 site visit available to assess the surface concrete cover and walls. Bidders are responsible for assessing and including in their bids all costs related to concrete removal, including footing removal. Consequently, Commerce will not likely entertain a change order after the bid has been awarded for additional costs associated with concrete removal and disposal.

The use of field screening or other appropriate technology is required in order to segregate clean excavated soil from contaminated soil for disposal (however, there may not be a large amount of clean overburden due to the presence of shallow soil contamination). Confirmation base and sidewall soil samples must be collected in accordance with DNR guidelines. Soil samples must be analyzed for PVOCs and PAHs.

The consultant performing the excavation work shall provide the property owner at least 5 business days advance notice prior to conducting site excavation and concrete removal activities.

MW-17R will be abandoned prior to the excavation activities and will be replaced after (see well installations below). P27 will be abandoned prior to excavation activities and will not be replaced. MW-27P will be protected during the excavation and will not be replaced. The contractor will take all steps necessary, including but not limited to the use of hand shovels, to preserve MW-27P during the excavation activities. During the backfilling operations, the contractor will take all necessary steps to reconstruct the shallow surface seal and well cover for MW-27P. Commerce will not likely entertain a change order for replacement of MW-27P, if damaged during the excavation.

Due to the presence of free product in the past, if observable free product is present in any groundwater that enters into the excavation (contingency cost), it shall be pumped out using a vacuum truck during the excavation activities. The product/contaminated groundwater mixture shall be pumped as aggressively as possible. For purposes of bidding (initial contingency), assume 2,000 gallons to be pumped and properly disposed of. The initial contingency cost can include consultant costs. If it is necessary to remove additional product/groundwater mixture (>2,000 gallons), a contingency unit rate (\$/gallon) shall be provided for commodity costs only. The contingency unit rate cost is for commodity costs only for pumping > 2,000 gallons. If a change order is necessary for additional pumping

over 2,000 gallons, Commerce will request copies of commodity invoices to confirm the contingency unit rate provided in this bid before modifying the bid cost cap. The consultant that is awarded the bid contract shall determine the most feasible way to conduct the groundwater pumping, due to unknown rate of groundwater recharge.

The bid response shall indicate the location of the contaminated soil disposal.

Note to bidders: In addition to the assurance performance check box, the above information must be provided with your bid response to be determined compliant.

Monitoring Well Replacement & Installation, Site Survey

Hollow stem auger drilling was used to install monitoring wells at the site. The installation(s) must comply with ch. NR 141, Wis. Adm. Code. No soil sampling will be required.

Bidders shall provide costs to install the following replacement and/or new well installations:

Replacement well for MW-17R, install a 10 foot screen (instead of a 5 foot screen), same total depth, and four additional piezometers installed with 5 foot screens to a depth of 40 feet bgs each. The actual locations and depths of these additional wells will be determined by the DNR project manager after the Phase I report results are provided. The determination will be made by DNR so that the consultant will only incur one mobilization for drilling the replacement and new piezometer installations. For the purposes of the bid, bidders shall include costs for installing all four additional piezometers to 40 feet bgs.

The new wells, along with all other existing wells and potable wells, shall be surveyed to the national geodetic survey datum (i.e., survey datum used for Phase I resurvey), per the requirements of ch. NR 141. Well installation documentation (boring and well construction logs and well development forms) must be included in the remedial construction documentation report.

Groundwater Monitoring

Conduct 2 years of groundwater sampling and analysis according to the following schedule. Start the groundwater monitoring one month after the replacement/new wells are installed. Analyze groundwater for petroleum volatile organic compounds (PVOs) and naphthalene in all wells. Sample the new monitoring wells for VOCs and PAHs in the first round only. Sample private wells PW-1, PW-2, and PW-3 for VOCs. The pump in PW-1 is not operational. Bidders shall include the cost of a portable pump to purge and sample this well. Natural attenuation (NA) parameters must be sampled for in all monitoring wells in one round. At minimum, NA parameters must include dissolved oxygen, ferrous iron, nitrate, and sulfate.

Well	Quarterly	Semi-Annually	Annually
Replacement well and all newly installed wells, MW-19P; MW-12, MW-19P, MW-24, MW-27P, MW-101P,	X		
MW-102P, MW-103P, PW-1, PW-2		X	

MW-19, MW-22, MW-22P, PW-3			X
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Tabulate all historical and current groundwater sampling data into one table.

Groundwater elevations must be measured in all monitoring wells, referenced to mean sea level, reported in tabular form, groundwater flow diagrams prepared and horizontal and vertical gradients calculated for each sampling round.

The bid shall include costs for proper disposal of all investigative/remediation wastes. In addition, three drums of unknown waste and two drums of "Aqua Mag," a blended phosphate liquid, are currently present on the property and must be properly disposed of. The bidder shall perform a waste determination on the three drums of unknown waste prior to disposal. If the wastes are not a product of the historical remediation activities, costs to dispose of these drums will not be reimbursed through PECFA.

Groundwater Extraction System Dismantling

Completely dismantle and properly abandon the existing groundwater extraction system to include but not limited to all pumps, vertical piping, treatment vessels, electronics, utilities, discharge lines, etc.

Reporting

Any site maps submitted to the DNR must show all surveyed locations of wells, property boundaries, buildings, etc. and have accurate scales and must be computer generated.

30 days after installing the replacement/new wells, a detailed remedial construction report, documenting the excavation activities, analytical results and monitoring well installation shall be prepared and submitted to DNR (and send a copy to Commerce).

30 days following receipt of the fourth and eighth quarterly post-excavation groundwater sampling results, submit a brief letter report to DNR (and send a copy to Commerce) that documents groundwater-sampling results to date.

Claim Submittals

For the purposes of the bid provide costs for three claim submittals. One after the Phase 1, excavation, and well installation activities have been completed, and one after each post-excavation letter report.

Bids will be evaluated based on Bid Total Costs (Phase I and II combined) and the contingency costs provided. The initial cost cap will be based on the Phase I subtotal. A subsequent bid cap modification will be provided by Commerce (Phase II costs) once the Phase I work has been determined to be complete.

3) Reporting Timeframes:

Within 60 days of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within 45 days of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there maybe additional reporting requirements outlined above. The consulting firm that is contracted to

complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

4) Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. Claim preparation costs must be included in the Total Bid Amount and is considered within the reimbursement cap.

B) Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 3 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance

assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 4 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.

4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 5 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

- 1) Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
- 2) Failed to complete the scope of work in a bid in a timely manner.
- 3) Failed to follow DNR rules on the bid project.
- 4) Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
- 5) In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6) Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
- 7) Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required

in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME:
COMMERCE #:
BRRTS #:

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed above. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualified the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME:
COMMERCE #:
BRRTS #:

Consulting Firm Name: _____

A bid will be considered to be non-complaint if the bid response does not include separate tabulation of cost for each activity.

Revise and expand base map, re-survey existing monitoring wells, recalculate historical water levels, and assess on-site potable well as per specifications	\$	
Conduct direct push groundwater vertical profiling	\$	
Report for Phase I results	\$	
Phase I subtotal (sum of above items)	\$	
Excavate and off-site disposal of 1,700 tons of contaminated soil, soil conformational sampling, backfilling (includes removal of concrete covers, walls/footings)	\$	
Transport and off-site disposal of concrete	\$	
Replace MW-17R (as specified), and install four additional piezometers to 40 feet bgs, survey, and waste disposal	\$	
Existing remedial system dismantling and containerized waste characterization and disposal.	\$	
1 st year of post-excavation groundwater monitoring, reporting and waste disposal	\$	
2 nd year of post –excavation groundwater monitoring, reporting and waste disposal	\$	
3 claim submittals	\$	
Bid Total (includes Phase I subtotal)	\$	
Contingency cost for additional soil excavation and disposal (\$/ton), if free product is seeping from excavation sidewall (commodity costs only)		
Contingency cost for removal and disposal of 2000 gallons of free product/groundwater mixture from excavation (consultant & commodity costs)	\$	
Contingency unit rate (\$/gallon) for additional (>2,000 gallons) removal and disposal of free product/groundwater mixture from excavation (commodity costs only)		

